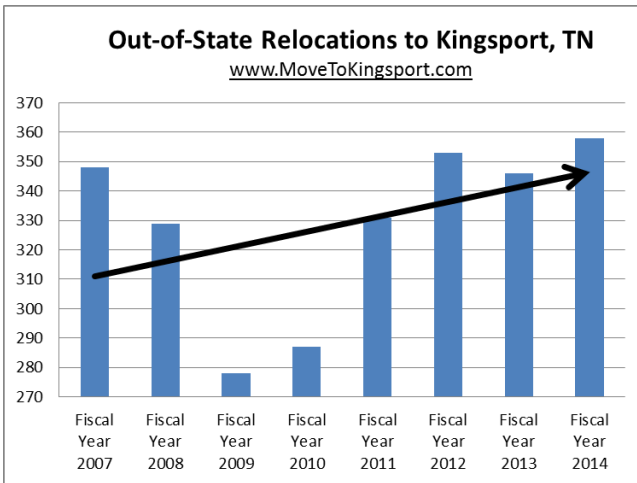


# MoveToKingsport.com

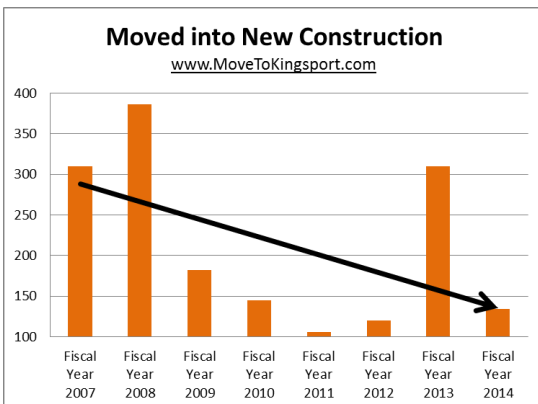
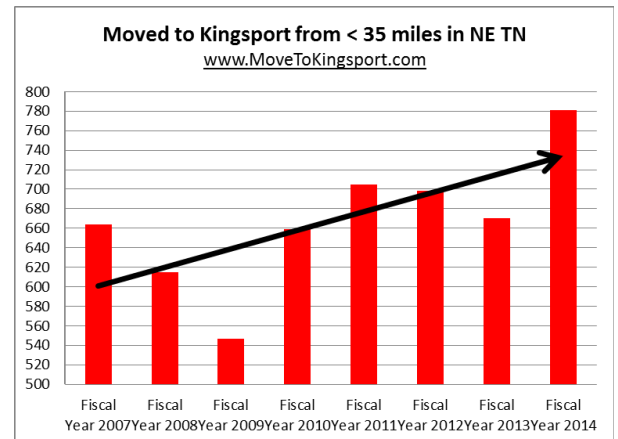
## Completes 8 Year Stretch

In 2006, the City of Kingsport, Kingsport Area Chamber of Commerce, and private sponsors embarked on a bold new initiative to recruit newcomers. The targeted groups: those with higher educational attainment and higher incomes – either working or retired. The community's high quality of life and low cost of living, coupled with a strategic location near the center of the eastern U.S. combine to make Kingsport a desirable location for many demographic groups. From boomer retirees to young professionals, Kingsport is a diverse community with something for everyone. Attributes that Kingsporters



may take for granted are considered very desirable in attracting out-of-state relocations (award-winning schools, extensive parks/natural areas, miles of walking/biking trails, a moderate climate, affordable housing, low crime, low traffic, excellent city services, and an airport with direct flights to four cities).

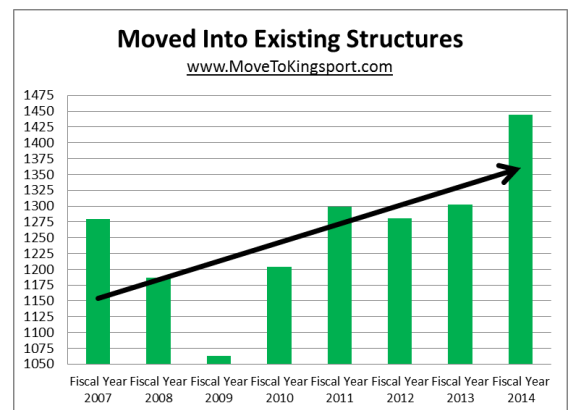
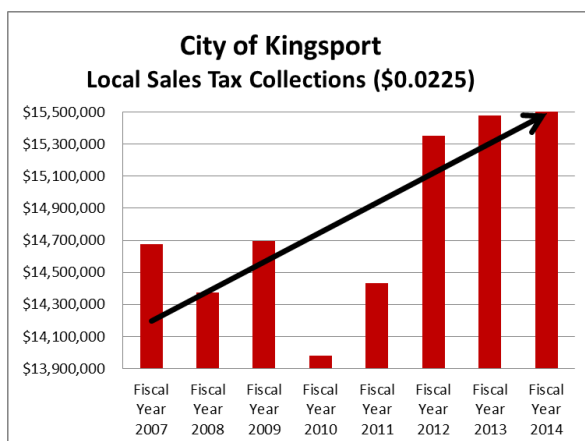
During the fiscal year ending June 30, 2014 all metrics show positive trend lines except new construction, which has become a targeted strategy. As part of that targeted strategy, bulk water taps were sold in 2013 to encourage new construction. This shows an anomaly in last year's data. Otherwise, the trend since 2011 has been slowly increasing.



Historically the largest group of newcomers (historically 60%) move from less than 35 miles away in Northeast Tennessee (see red chart at right). The City of Kingsport continues to develop unique amenities, like the Aquatic Center/YMCA, in an effort to give people a reason to choose Kingsport as a place to live instead of only working here.

Many assume that all newcomers move into new construction. Not so in Kingsport where consistently more than 90% of

newcomers move into existing housing. That said, in 2014, 134 families moved into new construction. Whether you're looking for a new home overlooking a park or golf course, a traditional neighborhood with tree-lined streets, quaint architecture and "good bones", or a downtown loft, Kingsport has a home for you!



According to UNC Wilmington, each newcomer generates \$25,000 per year consuming services and creating demand for jobs in medical, pharmacy, finance, insurance, real estate, food, retail, etc. Sales collections are at an all-time high – a tangible indication of consumer spending (see maroon chart left). According to the St. Louis Federal Reserve, consumer spending accounts for the largest portion of the U.S. economy. Therefore, cities must ensure there is growth in the consumer base, which will in turn help to maintain a healthy local economy.

Kingsport, Tennessee – come see what all the buzz is about!

## FY2014 Annual Relocation Report

July 2013-June 2014

[www.MoveToKingsport.com](http://www.MoveToKingsport.com)

During the 12 month period (July 2013-June 2014), there were 1,578 new families in Kingsport (and 1,876 existing Kingsport area residents moved to a new location within the Kingsport area.)

The net difference is +772 families (July 2006-June 2014)

The annual economic impact at \$25,000 per person = 687 families x 2.3 persons/family = **\$44,390,000**

Of these 1,578 new families:

- 134 were new construction (8%)
- 1,444 moved into existing structures (92%)
- 781 relocated from elsewhere in Northeast Tennessee (< 35 miles, excluding Kingsport zip codes)
- 137 relocated from elsewhere in Tennessee (> 35 miles)
- 130 relocated from Southwest Virginia (<35 miles of Kingsport)
- 39 relocated from elsewhere in Virginia (>35 miles)
- 72% chose to live inside the city limits of Kingsport
- 61% of new construction was inside city limits of Kingsport

Comparing this Fiscal Year-to-Date (July 2013-June 2014) with the average Fiscal Years-to-Date 2007-2013:

- New residential construction is up 31%
- Out-of-state relocation to Kingsport is down 5%

During the 12 month period (July 2013-June 2014), 527 families moved from out-of-state (41 states):

|                |     |
|----------------|-----|
| VIRGINIA       | 169 |
| FLORIDA        | 43  |
| NORTH CAROLINA | 34  |
| KENTUCKY       | 33  |
| TEXAS          | 29  |
| GEORGIA        | 21  |
| SOUTH CAROLINA | 16  |
| NEW YORK       | 15  |
| OHIO           | 13  |
| ALABAMA        | 10  |
| ILLINOIS       | 10  |
| WEST VIRGINIA  | 10  |
| CALIFORNIA     | 8   |
| INDIANA        | 8   |

|              |   |
|--------------|---|
| MICHIGAN     | 8 |
| ARIZONA      | 7 |
| PENNSYLVANIA | 7 |
| WASHINGTON   | 7 |
| NEW JERSEY   | 6 |
| ARKANSAS     | 5 |
| MARYLAND     | 5 |
| WISCONSIN    | 5 |
| MISSISSIPPI  | 4 |
| OREGON       | 4 |
| VERMONT      | 4 |
| COLORADO     | 3 |
| OKLAHOMA     | 3 |
| MAINE        | 2 |

|                      |    |
|----------------------|----|
| MASSACHUSETTS        | 2  |
| MISSOURI             | 2  |
| MONTANA              | 2  |
| NEVADA               | 2  |
| ALASKA               | 1  |
| CONNECTICUT          | 1  |
| DISTRICT OF COLUMBIA | 1  |
| KANSAS               | 1  |
| LOUISIANA            | 1  |
| MINNESOTA            | 1  |
| NEW MEXICO           | 1  |
| NORTH DAKOTA         | 1  |
| UNKNOWN STATE        | 19 |

**3,738 families moved to Kingsport from all 50 states, the District of Columbia, and the Virgin Islands since the beginning of MoveToKingsport.com (July 2006-June 2014)**

|    |                |      |
|----|----------------|------|
| 1  | VIRGINIA       | 1250 |
| 2  | FLORIDA        | 390  |
| 3  | NORTH CAROLINA | 282  |
| 4  | KENTUCKY       | 153  |
| 5  | GEORGIA        | 138  |
| 6  | SOUTH CAROLINA | 131  |
| 7  | TEXAS          | 130  |
| 8  | OHIO           | 109  |
| 9  | NEW YORK       | 88   |
| 10 | CALIFORNIA     | 87   |
| 11 | MICHIGAN       | 78   |
| 12 | PENNSYLVANIA   | 74   |
| 13 | MARYLAND       | 66   |
| 14 | ALABAMA        | 63   |
| 15 | ILLINOIS       | 60   |
| 16 | INDIANA        | 54   |
| 17 | MISSISSIPPI    | 54   |
| 18 | WEST VIRGINIA  | 53   |
| 19 | ARIZONA        | 48   |
| 20 | NEW JERSEY     | 38   |
| 21 | LOUISIANA      | 34   |
| 22 | MISSOURI       | 29   |
| 23 | COLORADO       | 28   |
| 24 | ARKANSAS       | 24   |
| 25 | WASHINGTON     | 23   |
| 26 | WISCONSIN      | 21   |
| 27 | NEVADA         | 20   |

|    |                      |    |
|----|----------------------|----|
| 28 | MASSACHUSETTS        | 18 |
| 29 | OKLAHOMA             | 18 |
| 30 | OREGON               | 16 |
| 31 | IOWA                 | 14 |
| 32 | CONNECTICUT          | 13 |
| 33 | DELAWARE             | 13 |
| 34 | MINNESOTA            | 13 |
| 35 | VERMONT              | 13 |
| 36 | IDAHO                | 12 |
| 37 | KANSAS               | 12 |
| 38 | ALASKA               | 9  |
| 39 | MAINE                | 9  |
| 40 | UTAH                 | 9  |
| 41 | MONTANA              | 8  |
| 42 | NEW HAMPSHIRE        | 7  |
| 43 | WYOMING              | 7  |
| 44 | NEW MEXICO           | 6  |
| 45 | HAWAII               | 4  |
| 46 | NEBRASKA             | 4  |
| 47 | DISTRICT OF COLUMBIA | 2  |
| 48 | NORTH DAKOTA         | 2  |
| 49 | PUERTO RICO          | 1  |
| 50 | RHODE ISLAND         | 1  |
| 51 | SOUTH DAKOTA         | 1  |
| 52 | VIRGIN ISLANDS       | 1  |

**Of the places **moving to Kingsport** since beginning of MoveToKingsport.com (July 2006-June 2014), these are the Top 10:**

|    |                          |    |      |
|----|--------------------------|----|------|
| 1  | JOHNSON CITY / GRAY      | TN | 1489 |
| 2  | CHURCH HILL              | TN | 861  |
| 3  | BLOUNTVILLE / BOONE LAKE | TN | 779  |
| 4  | JONESBOROUGH             | TN | 418  |
| 5  | MOUNT CARMEL             | TN | 394  |
| 6  | BRISTOL                  | TN | 372  |
| 7  | FALL BRANCH              | TN | 365  |
| 8  | GATE CITY                | VA | 299  |
| 9  | ROGERSVILLE              | TN | 220  |
| 10 | KNOXVILLE                | TN | 186  |

**Of the places **where Kingsporters moved** since beginning of MoveToKingsport.com (July 2006-June 2014), these are the Top 10:**

|    |                          |    |      |
|----|--------------------------|----|------|
| 1  | JOHNSON CITY / GRAY      | TN | 1355 |
| 2  | BLOUNTVILLE / BOONE LAKE | TN | 868  |
| 3  | CHURCH HILL              | TN | 724  |
| 4  | FALL BRANCH              | TN | 545  |
| 5  | JONESBOROUGH             | TN | 446  |
| 6  | MOUNT CARMEL             | TN | 382  |
| 7  | KNOXVILLE                | TN | 252  |
| 8  | GATE CITY                | VA | 234  |
| 9  | BRISTOL                  | TN | 232  |
| 10 | ROGERSVILLE              | TN | 153  |

Of the places **moving to Kingsport** since the beginning of MoveToKingsport.com (July 2006-June 2014), these are the **top places by net difference**:

|    |                     |    | INSTALL | CUTOUT | DIFF |
|----|---------------------|----|---------|--------|------|
| 1  | BRISTOL             | TN | 372     | 232    | 140  |
| 2  | CHURCH HILL         | TN | 861     | 724    | 137  |
| 3  | JOHNSON CITY / GRAY | TN | 1489    | 1355   | 134  |
| 4  | ROGERSVILLE         | TN | 220     | 153    | 67   |
| 5  | GATE CITY           | VA | 299     | 234    | 65   |
| 6  | GREENEVILLE         | TN | 139     | 92     | 47   |
| 7  | BLUFF CITY          | TN | 102     | 63     | 39   |
| 8  | PENNINGTON GAP      | VA | 53      | 14     | 39   |
| 9  | ELIZABETHTON        | TN | 134     | 101    | 33   |
| 10 | BRISTOL             | VA | 129     | 101    | 28   |
| 11 | PINEY FLATS         | TN | 153     | 127    | 26   |
| 12 | WISE                | VA | 44      | 23     | 21   |
| 13 | HILTONS             | VA | 45      | 25     | 20   |
| 14 | UNICOI              | TN | 29      | 10     | 19   |
| 15 | ERWIN               | TN | 48      | 32     | 16   |
| 16 | JACKSONVILLE        | FL | 23      | 8      | 15   |
| 17 | PIKEVILLE           | KY | 16      | 1      | 15   |
| 18 | BIG STONE GAP       | VA | 44      | 29     | 15   |
| 19 | DUFFIELD            | VA | 70      | 57     | 13   |
| 20 | NORTON              | VA | 23      | 10     | 13   |
| 21 | MADISON             | NJ | 13      | 0      | 13   |
| 22 | MOUNT CARMEL        | TN | 394     | 382    | 12   |
| 23 | CLARKSVILLE         | TN | 19      | 8      | 11   |
| 24 | JEFFERSON CITY      | TN | 21      | 10     | 11   |
| 25 | MORRISTOWN          | TN | 50      | 40     | 10   |
| 26 | CLINTWOOD           | VA | 13      | 3      | 10   |
| 27 | DELAND              | FL | 9       | 0      | 9    |
| 28 | CASTLEWOOD          | VA | 16      | 7      | 9    |
| 29 | WEBER CITY          | VA | 60      | 51     | 9    |
| 30 | CHUCKEY             | TN | 59      | 51     | 8    |
| 31 | CLEVELAND           | TN | 13      | 5      | 8    |
| 32 | HAMPTON             | TN | 13      | 5      | 8    |
| 33 | ORLANDO             | FL | 16      | 9      | 7    |
| 34 | NEW YORK            | NY | 7       | 0      | 7    |
| 35 | BULLS GAP           | TN | 14      | 7      | 7    |

Of the places **where Kingsporters moved** since the beginning of MoveToKingsport.com (July 2006-June 2014) **top places by net difference**:

|    |                          |    | INSTALL | CUTOUT | DIFF |
|----|--------------------------|----|---------|--------|------|
| 1  | FALL BRANCH              | TN | 365     | 545    | -180 |
| 2  | BLOUNTVILLE / BOONE LAKE | TN | 779     | 868    | -89  |
| 3  | KNOXVILLE                | TN | 186     | 252    | -66  |
| 4  | DRYDEN                   | VA | 14      | 64     | -50  |
| 5  | JONESBOROUGH             | TN | 418     | 446    | -28  |
| 6  | RALEIGH                  | NC | 4       | 23     | -19  |
| 7  | NASHVILLE                | TN | 25      | 40     | -15  |
| 8  | SURGOINSVILLE            | TN | 83      | 98     | -15  |
| 9  | RICHMOND                 | VA | 9       | 20     | -11  |
| 10 | PUNTA GORDA              | FL | 0       | 10     | -10  |
| 11 | CHATTANOOGA              | TN | 48      | 57     | -9   |
| 12 | VENICE                   | FL | 0       | 9      | -9   |
| 13 | BOONE                    | NC | 0       | 9      | -9   |
| 14 | BROOKSVILLE              | FL | 4       | 12     | -8   |
| 15 | BANNER ELK               | NC | 2       | 10     | -8   |
| 16 | MYRTLE BEACH             | SC | 3       | 11     | -8   |
| 17 | SPARTANBURG              | SC | 1       | 9      | -8   |
| 18 | DANDRIDGE                | TN | 8       | 16     | -8   |
| 19 | HENDERSONVILLE           | TN | 4       | 12     | -8   |
| 20 | MELBOURNE                | FL | 0       | 8      | -8   |
| 21 | BRADENTON                | FL | 4       | 11     | -7   |
| 22 | NEW PORT RICHEY          | FL | 2       | 9      | -7   |
| 23 | CANTON                   | GA | 1       | 8      | -7   |
| 24 | CHARLOTTE                | NC | 19      | 26     | -7   |
| 25 | GASTONIA                 | NC | 1       | 8      | -7   |
| 26 | MURFREESBORO             | TN | 19      | 26     | -7   |
| 27 | LONGVIEW                 | TX | 8       | 15     | -7   |
| 28 | LA QUINTA                | CA | 0       | 7      | -7   |
| 29 | CLERMONT                 | FL | 0       | 7      | -7   |
| 30 | PENDLETON                | IN | 0       | 7      | -7   |
| 31 | LAKEWOOD                 | NJ | 0       | 7      | -7   |
| 32 | WEST JORDAN              | UT | 0       | 7      | -7   |
| 33 | HUNTINGTON BEACH         | CA | 1       | 7      | -6   |
| 34 | TITUSVILLE               | FL | 1       | 7      | -6   |
| 35 | CARY                     | NC | 3       | 9      | -6   |

For more information contact:

**Lynn Tully**  
Development Services Director  
Kingsport, Tennessee  
423.229.9319 (desk/cell)  
[LynnTully@KingsportTN.gov](mailto:LynnTully@KingsportTN.gov)

*\*This data indicates the origin of families relocating to Kingsport. It is not intended to imply a net gain to the existing Census Bureau population estimates.*

## Families Moving to Kingsport

**Metropolitan/Micropolitan Statistical Areas (MSAs) >35 Miles Away (July 2006-June 2014)**

|  |     |
|--|-----|
| Knoxville, TN                                      | 252 |
| Morristown, TN                                     | 115 |
| Nashville-Davidson--Murfreesboro, TN               | 101 |
| Tampa-St. Petersburg-Clearwater, FL                | 74  |
| Washington-Arlington-Alexandria, DC-VA-MD-WV       | 71  |
| Chattanooga, TN-GA                                 | 67  |
| Atlanta-Sandy Springs-Marietta, GA                 | 55  |
| Miami-Fort Lauderdale-Miami Beach, FL              | 53  |
| Asheville, NC                                      | 50  |
| Orlando, FL  | 44  |
| New York-Northern New Jersey-Long Island, NY-NJ-PA | 44  |
| Sevierville, TN                                    | 41  |
| Chicago-Naperville-Joliet, IL-IN-WI                | 39  |
| Charlotte-Gastonia-Concord, NC-SC                  | 39  |
| Virginia Beach-Norfolk-Newport News, VA-NC         | 37  |
| Dallas-Fort Worth-Arlington, TX                    | 37  |
| Memphis, TN-MS-AR                                  | 34  |
| Detroit-Warren-Livonia, MI                         | 33  |
| Deltona-Daytona Beach-Ormond Beach, FL             | 31  |
| Houston-Baytown-Sugar Land, TX                     | 31  |
| Columbia, SC                                       | 31  |
| Charleston-North Charleston, SC                    | 30  |
| Jacksonville, FL                                   | 30  |
| Phoenix-Mesa-Scottsdale, AZ                        | 30  |
| Richmond, VA                                       | 26  |
| Philadelphia-Camden-Wilmington, PA-NJ-DE-MD        | 26  |
| Baltimore-Towson, MD                               | 26  |
| Bluefield, WV-VA                                   | 24  |
| Clarksville, TN-KY                                 | 24  |
| Raleigh-Cary, NC                                   | 23  |
| Los Angeles-Long Beach-Santa Ana, CA               | 21  |
| Sarasota-Bradenton-Venice, FL                      | 21  |
| Cincinnati-Middletown, OH-KY-IN                    | 21  |
| Cape Coral-Fort Myers, FL                          | 20  |
| Greenville, SC                                     | 20  |
| Lexington-Fayette, KY                              | 20  |
| San Diego-Carlsbad-San Marcos, CA                  | 18  |
| Hickory-Lenoir-Morganton, NC                       | 18  |
| Greensboro-High Point, NC                          | 18  |
| Columbus, OH                                       | 17  |
| Newport, TN  | 17  |
| Lakeland, FL                                       | 17  |
| Cleveland, TN                                      | 16  |
| St. Louis, MO-IL                                   | 16  |
| Las Vegas-Paradise, NV                             | 15  |
| Harriman, TN                                       | 15  |
| Cookeville, TN                                     | 15  |
| Palm Bay-Melbourne-Titusville, FL                  | 14  |
| Birmingham-Hoover, AL                              | 14  |
| Winston-Salem, NC                                  | 14  |

|  |    |
|--|----|
| San Antonio, TX                            | 14 |
| Riverside-San Bernardino-Ontario, CA       | 14 |
| Charleston, WV                             | 13 |
| Indianapolis, IN                           | 13 |
| Louisville, KY-IN                          | 13 |
| Blacksburg-Christiansburg-Radford, VA      | 13 |
| Hattiesburg, MS                            | 13 |
| Cleveland-Elyria-Mentor, OH                | 12 |
| Roanoke, VA                                | 12 |
| Albany-Schenectady-Troy, NY                | 11 |
| Huntsville, AL                             | 11 |
| Oklahoma City, OK                          | 10 |
| Longview, TX                               | 10 |
| Augusta-Richmond County, GA-SC             | 10 |
| Minneapolis-St. Paul-Bloomington, MN-WI    | 10 |
| Myrtle Beach-Conway-North Myrtle Beach, SC | 9  |
| Toledo, OH                                 | 9  |
| Boston-Cambridge-Quincy, MA-NH             | 9  |
| Pittsburgh, PA                             | 9  |
| Naples-Marco Island, FL                    | 9  |
| Dayton, OH                                 | 9  |
| Allentown-Bethlehem-Easton, PA-NJ          | 9  |
| Fayetteville, NC                           | 9  |
| Portland-Vancouver-Beaverton, OR-WA        | 9  |
| Statesville-Mooresville, NC                | 9  |
| Denver-Aurora, CO                          | 9  |
| Savannah, GA                               | 9  |
| Columbia, TN                               | 8  |
| Fresno, CA                                 | 8  |
| La Follette, TN                            | 8  |
| Pensacola-Ferry Pass-Brent, FL             | 8  |
| New Orleans-Metairie-Kenner, LA            | 8  |
| Wilmington, NC                             | 8  |
| Daphne-Fairhope, AL                        | 8  |
| Lake Havasu City-Kingman, AZ               | 8  |
| Kansas City, MO-KS                         | 8  |
| Syracuse, NY                               | 7  |
| Jackson, TN                                | 7  |
| Anchorage, AK                              | 7  |
| Austin-Round Rock, TX                      | 7  |
| Tulahoma, TN                               | 7  |
| Colorado Springs, CO                       | 7  |
| Athens, TN                                 | 7  |
| Durham, NC                                 | 7  |
| Gaffney, SC                                | 7  |
| Fayetteville-Springdale-Rogers, AR-MO      | 7  |
| Burlington, NC                             | 7  |
| Lansing-East Lansing, MI                   | 7  |
| Youngstown-Warren-Boardman, OH-PA          | 7  |
| Springfield, OH                            | 7  |